

FOR SALE



R&D / Service Industrial Building with Excess Land

99

**NORTHLAND ROAD
WATERLOO, ONTARIO**

WHITNEY
Commercial Real Estate Services

R&D / Service Industrial Building with Excess Land

Purpose-built, 9,128 SF, R&D / Service Industrial Building with separate gas & hydro meters for each unit. The building features a mix of private offices, LED lighting, 5 drive-in doors, floor drains, 15'7" clear height, wash bay, back up generator, 600 amps, and 76 parking stalls on 1.27 acres. A new TPO roof was installed in April 2023. Phase 1 and Phase 2 environmental reports are available following execution of the listing brokerage's CA.

Unit B is available for immediate occupancy with Unit A becoming available January 1st, 2025. Airways Transit would like to sign a lease extension. E3-27 Zoning permits a wide variety of industrial uses including outdoor storage

AVAILABLE SPACE | 9,128 SF *Including 354 SF of Mezzanine Space*

LAND AREA | 1.27 Acres

ASKING PRICE | \$4.397M

TAXES | \$31,700.34 (2024)

ZONING | E3-27

CLEAR HEIGHT | 15'7"

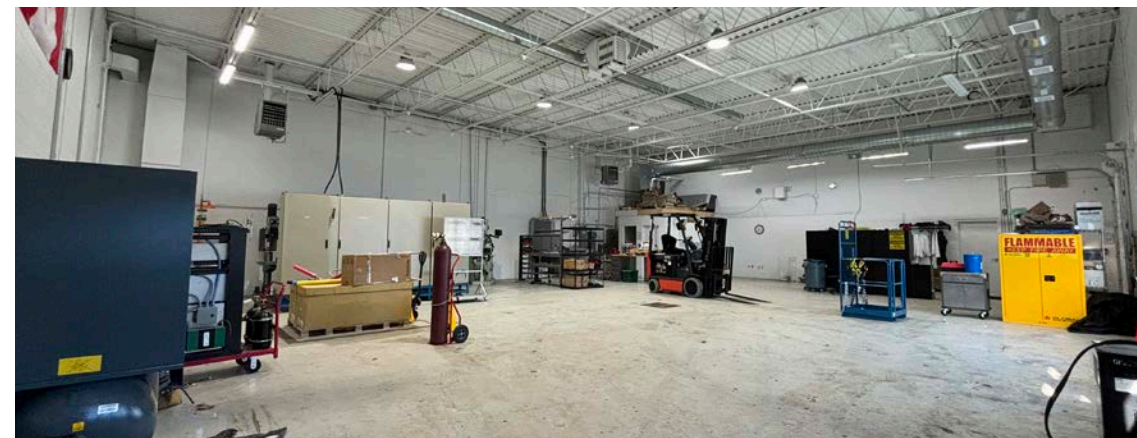
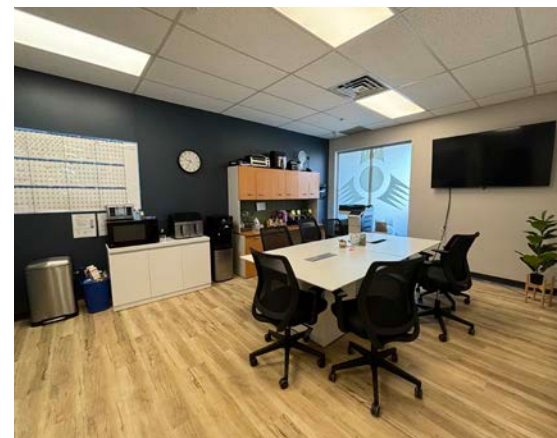
POWER | 600 Amps / 600 Volts

LOADING DOORS

- 3 - 10' x 10' power operated drive-in doors
- 1 - 13' x 14' power operated drive-in door
- 1 - 10' x 10' drive-in door



Property outlines are approximate and may not accurately depict actual property boundaries.



PERMITTED USES

- Advanced Tech
- Automobile Service Centre
- Communication Production
- Food & Beverage
- Manufacturing Industry
- Government Use
- Industrial Assembly
- Industrial Manufacturing
- Industrial Processing
- Industrial or Construction
- Microbrewery
- Truck Depot
- Warehouse (no retail)
- Wholesaler (no retail)



Updated Environmental Reports & Ground Water Testing



Flexible E3-27 Zoning



Ample On-site Parking



600 Amps of Power



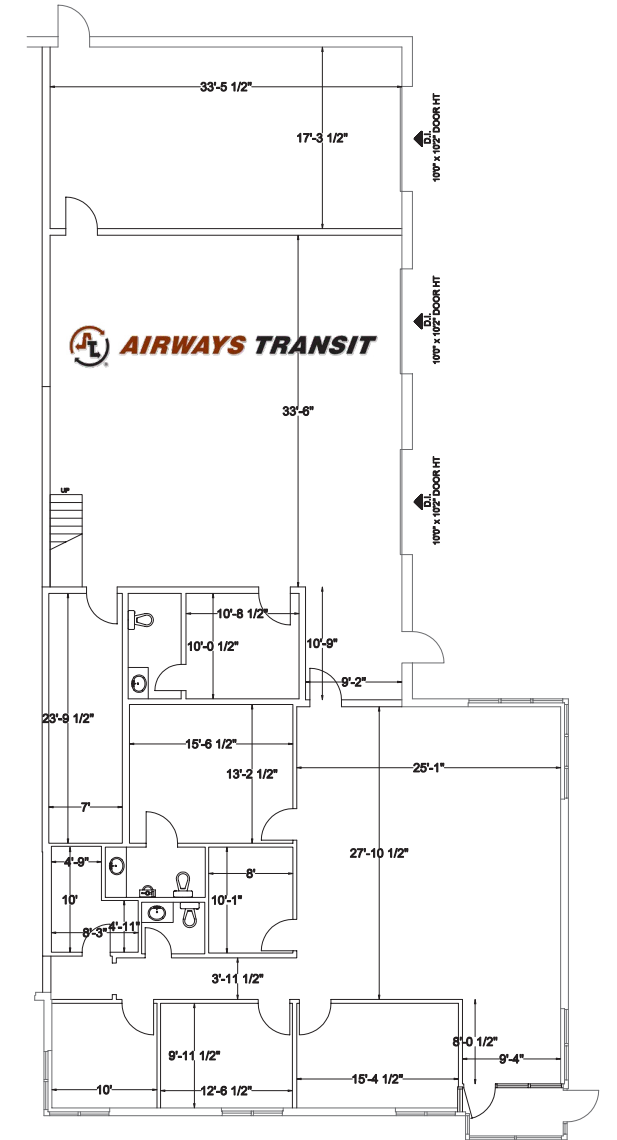
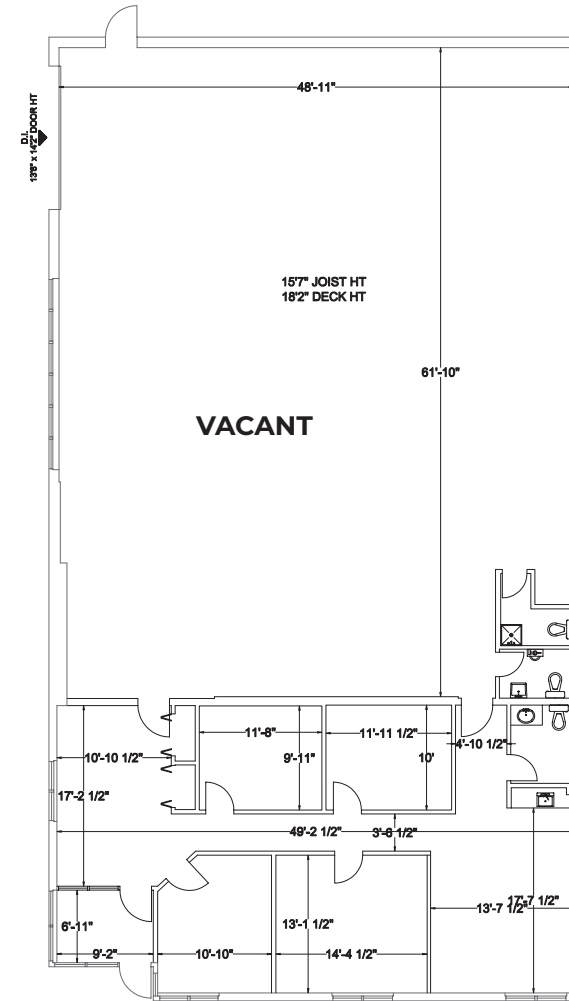
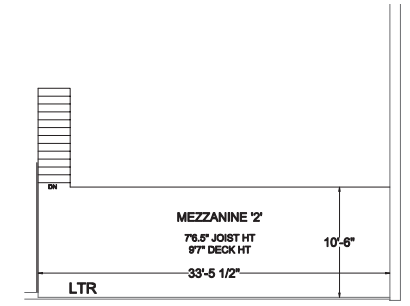
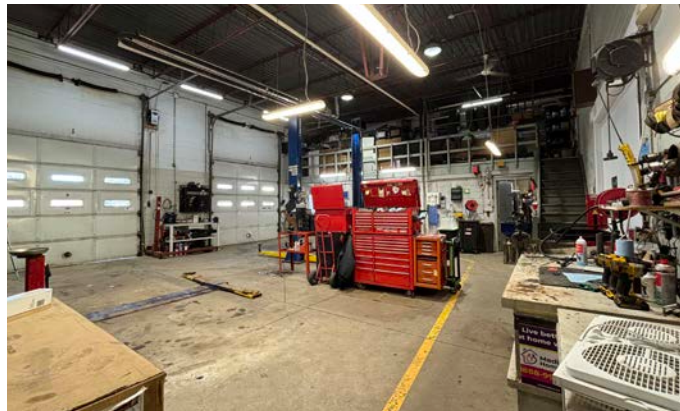
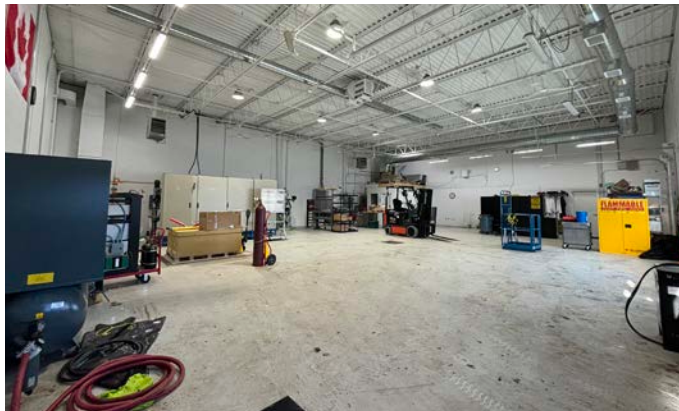
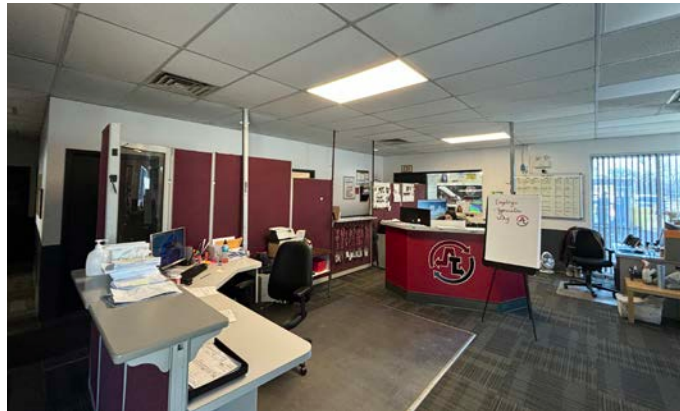
Outdoor Storage

VACANT



FLOOR PLAN

AVAILABLE SPACE: 9,128 SF



UNIT	TENANT	LEASE EXPIRY	SF	LEASE RATE	RENEWAL
A	AIRWAYS TRANSIT	12/31/2024	4,548	\$20.00 / SF Net	None
B	VACANT				



Contact listing agents for more information.



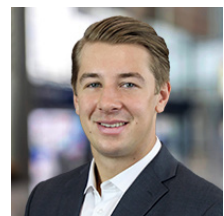
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